



**City of Seattle**  
Edward B. Murray, Mayor

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**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3017068  
**Applicant Name:** Joe Luckey for Abdul Nagi  
**Address of Proposal:** 7820 Rainier Avenue South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow the change of use from eating and drinking establishment to retail sales and service. Project includes a one story, 4,998 sq. ft. addition. Existing 2,760 sq. ft. structure to remain. No change in parking proposed.

The following approval is required:

**SEPA – Environmental Determination-** Chapter 23.05 Seattle Municipal Code

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction.

**BACKGROUND DATA**

The site is located on the northeast corner of Rainier Avenue S and S Kenyon Street in the Rainier Beach neighborhood. The 24,720 sq. ft. site contains an existing 2,760 sq. ft. building and parking for 28 vehicles. The structure contains currently contains an eating and drinking establishment.

The site is zoned Neighborhood Commercial 2 with a 40-foot height limit (NC2-40) with Single Family 5000 (SF5000) adjacent to the east and Lowrise 3 (LR3) to the west and south.

**Proposal**

The applicant proposes to convert the existing 2,760 sq. ft. of eating and drinking establishment to retail sales and service. The project includes the addition of 4,998 sq. ft. of retail sales and service for a total of 7,758 sq. ft. of retail sales and service.

### Public Comment

One comment letters was received from the public during the comment period that ended on April 2, 2014.

### ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 28, 2014. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the applicant; reviewed project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. However, due to the temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations.

Codes and development regulation applicable to this proposed project will provide sufficient mitigation from short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC22.800-808), the Grading Code (SMC22.170), the Street Use Ordinance (SMC Title 15), the Building Code, and Noise Control Ordinance (SMC 25.08).

#### Short-Term Construction Impacts

The short-term, construction related impacts are anticipated to be minimal as there are no exterior alterations proposed for the project.

Greenhouse Gas Emissions - Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

#### Long-Term Impacts

The long-term use-related impacts anticipated to result from approval of this proposal are summarized in the following:

- *Parking and Traffic --- anticipated change in trip generation*

The change of use of the existing building from eating and drinking establishment to retail sales and service and the addition of more square footage may increase traffic to and from the site. However, the existing site configuration includes 28 parking spaces. The proposed uses will require 15 parking spaces. Therefore, no additional parking is required.

Greenhouse Gas Emissions - Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC25.05.665).

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030.(2)(C).

[ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

### **SEPA CONDITIONS**

None required.

Signature: \_\_\_\_\_ (signature on file)  
Marti Stave, Senior Land Use Planner  
Department of Planning and Development

Date: April 21, 2014

MS:bg